



LANESBOROUGH COURT, CHILLINGWORTH ROAD, LONDON, N7  
**£575,000 LEASEHOLD**

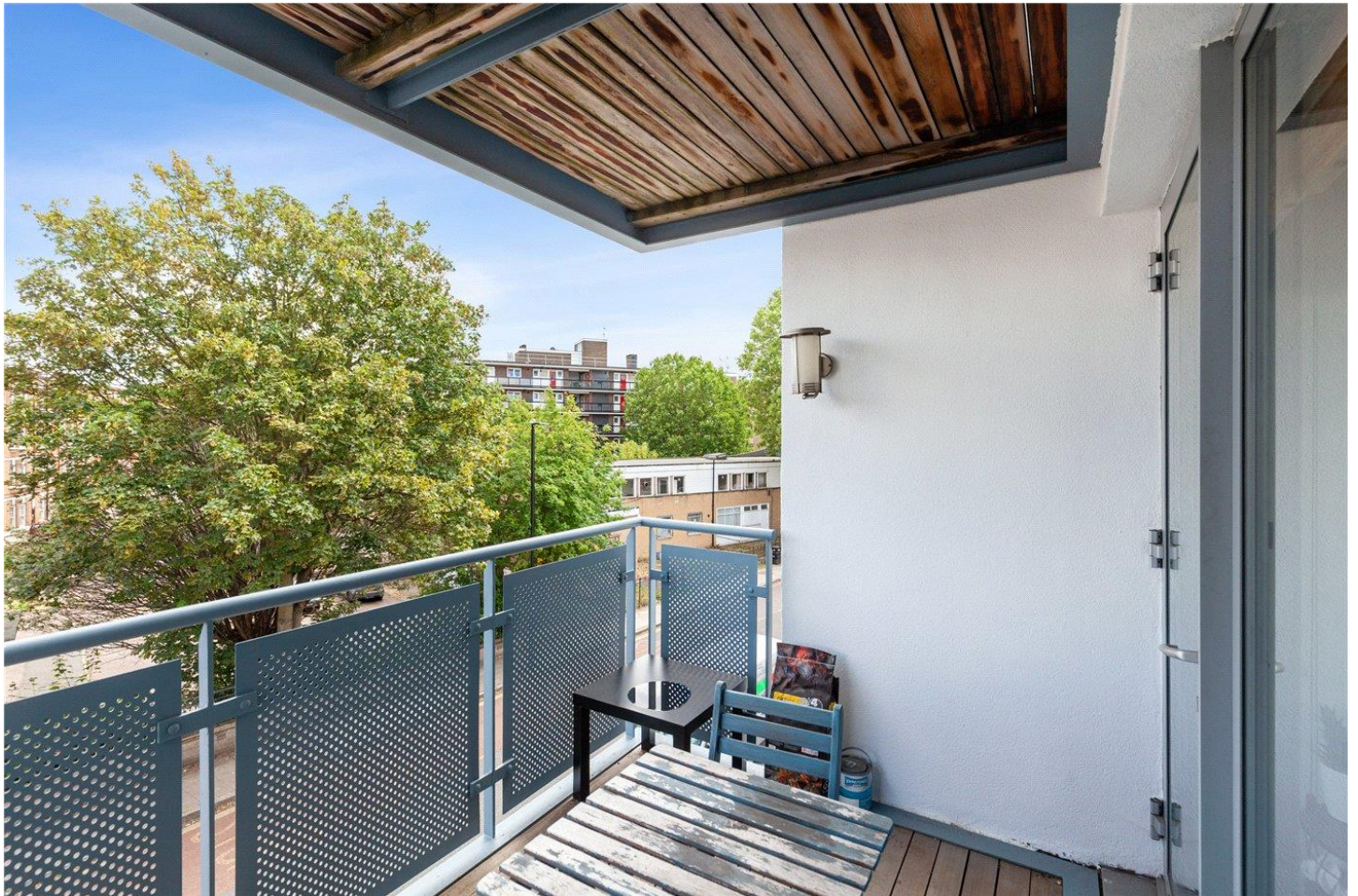
**A BRIGHT, TWO BEDROOM, TWO BATHROOM,  
SECOND FLOOR APARTMENT WITH PRIVATE  
BALCONY IN N7.**

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## DESCRIPTION:

A spacious, two-bedroom, two-bathroom apartment positioned on the second floor of this modern development in N7. Standing at 870 sqft, the property offers wonderfully bright rooms with the building benefitting from secure bike storage and useful lift access. Accommodation comprises of a sizeable, open plan living room/kitchen with ample space for dining creating the perfect entertaining space. Accessed via the living room and one of the bedrooms is a sunny, south-east facing, private balcony. Both bedrooms are genuine doubles and include built in wardrobes, while the master bedroom features an en-suite shower room. The property is completed with a modern family bathroom and plentiful storage throughout.

The boutique shops, restaurants and bars on Upper St are all close by as are a variety of fantastic transport links. Highbury and Islington station provides services on the Victoria Line and additional overground services and Holloway Road offers the Piccadilly Line. A weekday service from Drayton Park ensures effortless access to Moorgate and an array of bus routes provide links across London. The open green spaces at Highbury Fields are just moments away as is Paradise Park and St Mary Magdalene Gardens.

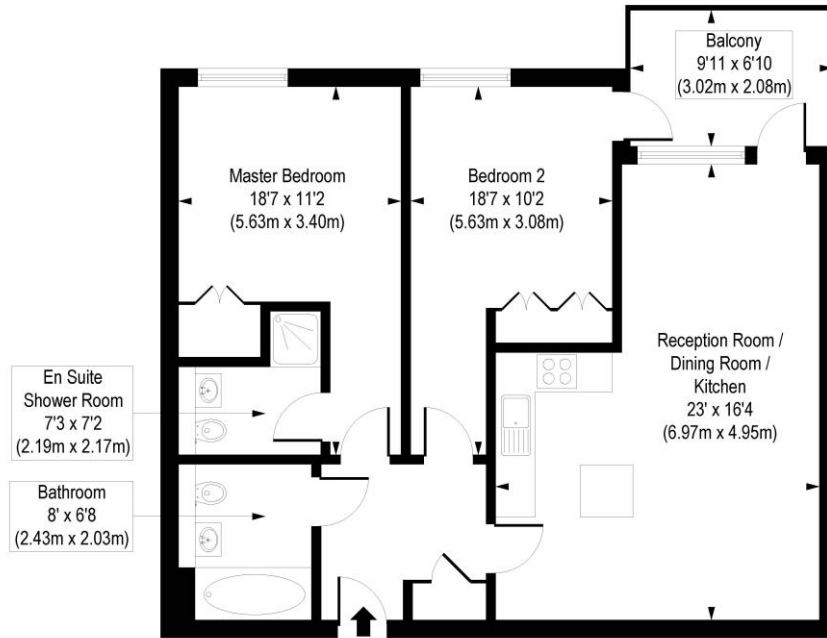
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# Lanesborough Court, Chillingworth Road, N7

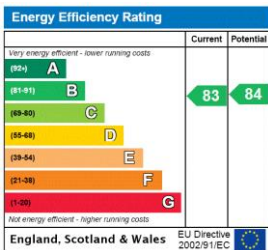
Approx. Gross Internal Floor Area 820 sq. ft / 76.20 sq. m



Second Floor

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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